

CITY OF MINNEAPOLIS

At a Glance: Hawthorne

Department of Regulatory Services

December 15, 2014



Glossary

Abate List

- Refers to list of properties for which the department has issued 2 or more notices within the prior 12 month period for the removal of nuisance conditions.
- Further nuisances on these properties may be abated directly by the city without additional notice and costs are assessed to the owner.

Condemned

- Means a building has been deemed unsafe to live in.
- May be condemned when:
 - It is vacant and boarded for more than 60 days
 - It is determined to be unsafe
 - An inspector cites specific hazards
 - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation
 - Utilities to it have been discontinued or
 - There is a housing hygiene problem as determined by the Housing Inspections Department.

COP

- Means Conduct on Premises
- Refers to the 1991 amendment to the Rental Licensing Ordinance that allows the city to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impacted neighbors.

Good Cause

- Refers to the Department's ability to authorize the denial, refusal to renew, revocation, or suspension of a rental dwelling license, or impose reasonable conditions or restrictions on the same, based on specific criteria.
- This profile refers to "Good Cause 7+ scores," which identifies properties that have met objective criteria requiring them to meet with the Department prior to obtaining a new rental license (does not affect existing licenses).

PPU

- Means Problem Properties Unit
- Case management focused team within Housing Inspections Services division charged with identifying the City's worst properties and developing an action plan to resolve their issues. Also tracks and manages boarded, vacant, and condemned housing.

VBR

- Refers to the City's Vacant Building Registry, which is a list of all properties that meet the legal criteria for inclusion into the VBR program including:
 - Condemned requiring a code compliance inspection
 - Unoccupied and unsecured for five days or more
 - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more
 - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more
 - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition
 - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits

Hawthorne Profile

as of 12/12/14

Total Parcels

Parcels w/ land use detail	1395
Rental licenses	478
Parcels with Rental Licenses	477
Rental units	770
Average rental units	1.61
Rentals / total residential	45%

All violations & police calls Parcels Violations

Interior violations	423	1701
Exterior violations	256	992
Fire violations	80	168
Nuisance violations	811	2194
All violations	959	5639
Total police calls	1052	8645

Parcels with Serious Flags Past 2 years Current

VBR	85	50
Condemned	63	35
Illegal Occupancy	45	23
PPU	15	11
Good Cause 7+ scores	N/A	14
COP	8	22
Abate list	378 (6 months)	287

Rental Licenses by

<u>Unit Count</u>	<u>Count</u>	<u>%</u>	<u>%</u>
1	287	60.20%	60.20%
2	158	33.10%	93.30%
3	10	2.10%	95.40%
4	12	2.50%	97.90%
5	1	0.20%	98.10%
6	3	0.60%	98.70%
8	1	0.20%	98.90%
9	1	0.20%	99.10%
10+	4	0.90%	100.00%
Grand Total	477	100.0%	100%

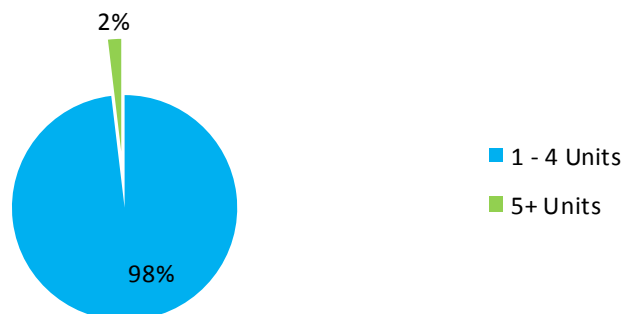
Land Use Assessor

(when descriptions available)

	<u>Count</u>	<u>%</u>
Vehicle Related Use	6	0.43%
*Group Residence	0	0.00%
*Mixed Comm., Res, Apt.	7	0.50%
Office	7	0.50%
Retail	9	0.65%
Institution, School, Church	11	0.79%
Comm Work Shop	23	1.65%
Common Area	2	0.14%
Industrial warehouse/factory	51	3.66%
Bar, Restaurant, Club, Entertain.	5	0.36%
Utility	1	0.07%
*Multi Family (Residential)	310	22.22%
*Single Family (Residential)	734	52.62%
Sport or Recreation Facility	1	0.07%
Garage or Misc Residential	5	0.36%
Misc. Commercial	1	0.07%
Vacant Land	222	15.91%
Grand Total	1395	100.0

*Includes Residential Use

Rental License Breakdown by Type



Hawthorne Demographic Profile

Hawthorne Demographic Summary								
Data Source:	2010 Census					2010 Census		
Category:	Population					Housing		
	Population	17 years & younger	18 years & older	Male	Female	Total housing units	Occupied housing units	Vacant housing units
Number	4418	1856	2562	2141	2277	1736	1497	239
Percentage	100.0%	42.0%	58.0%	48.5%	51.5%	100.0%	86.2%	13.8%

Data Source:	2010 Census						
Category:	Race and Ethnicity						
	White	Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian	Other Race	Two or More Races
Number	648	615	1755	7	1036	0	357
Percentage	14.7%	13.9%	39.7%	0.2%	23.4%	0.0%	8.1%

Data Source:	2008-2012 American Community Survey					2008-2012 American	2008-2012 American			
Category:	Education					Language	Income			
	Less than a high school degree	High school degree	Some College or Associates Degree	Bachelors degree	Graduate or Professional Degree	Speaks only English at home	Speaks language other than English at home	Less than \$50,000	\$50,000 to \$74,999	\$75,000 or more
Number	608	712	549	264	78	2269	1580	1195	103	167
Percentage	28%	32%	25%	12%	4%	59%	41%	81.6%	7.0%	11.4%

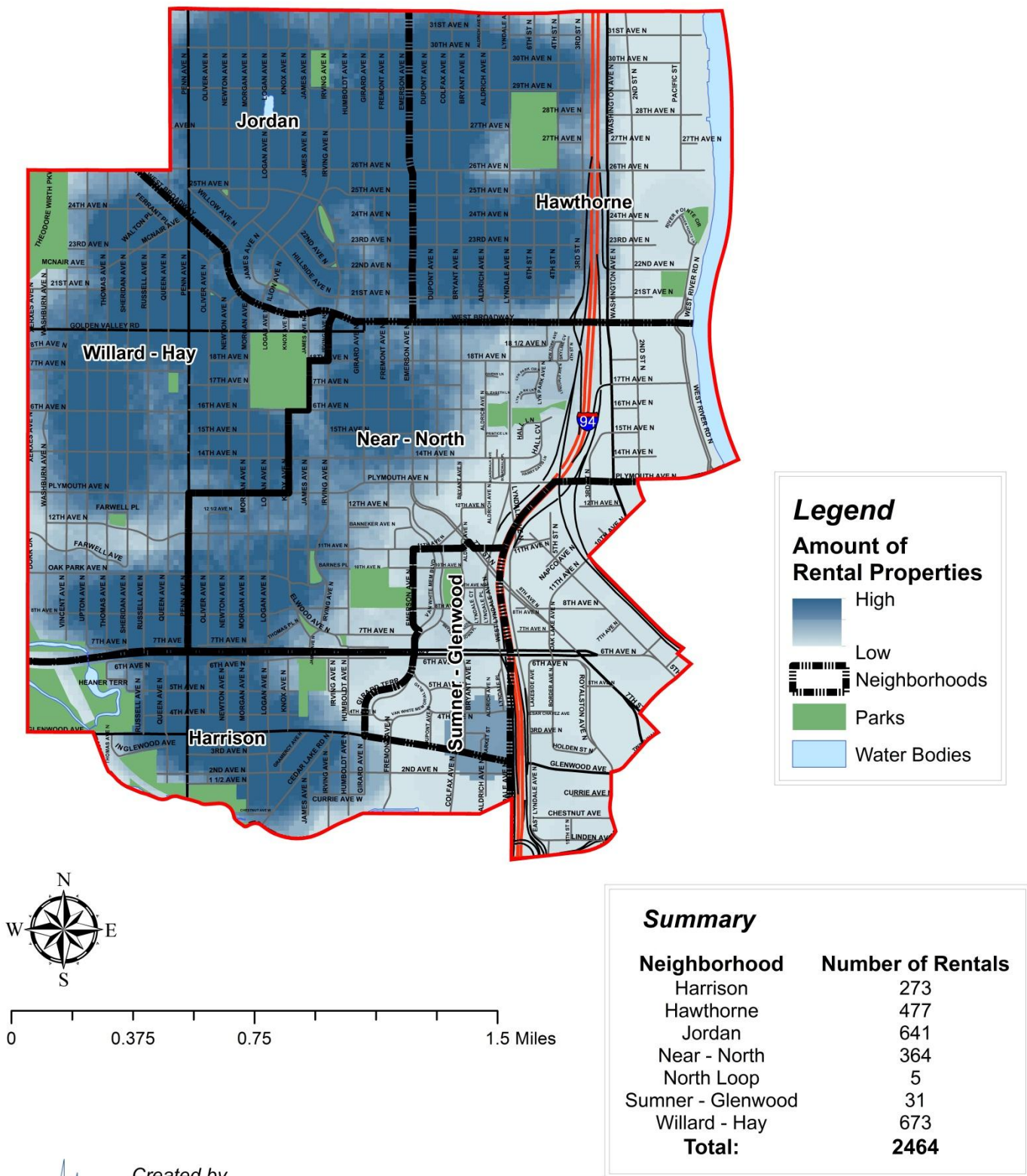
Notes:

The Census & American Community Survey data was compiled by MN Compass

Websites:

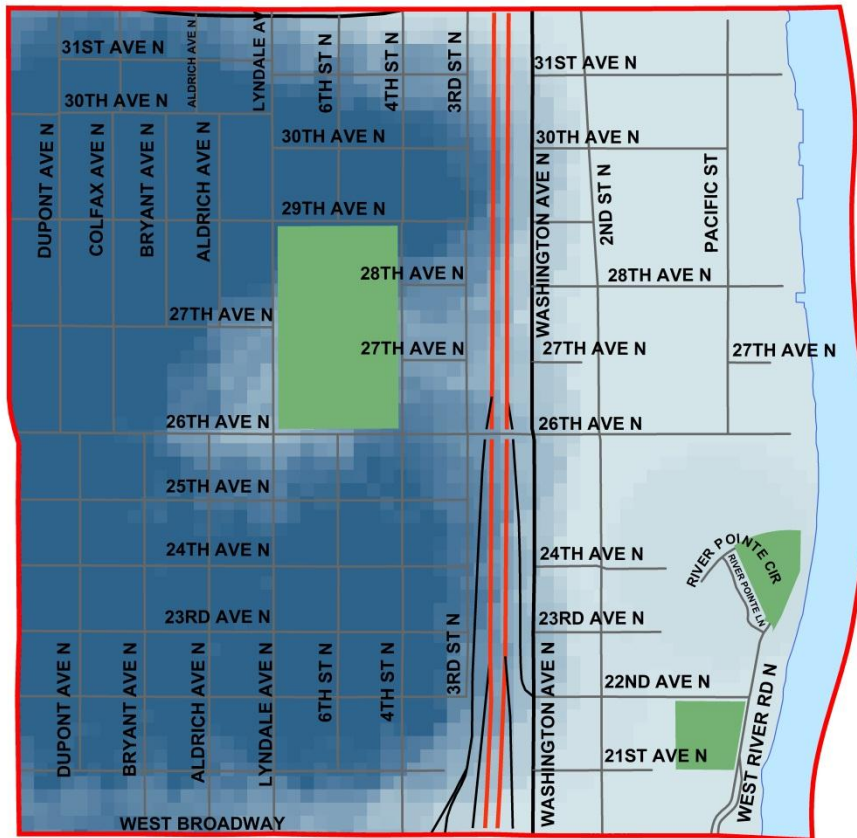
MN Compass <http://www.mncompass.org/profiles/neighborhoods/mnneapolis-saint-paul#areas>

Ward 5 Rental Properties



0 0.375 0.75 1.5 Miles





Hawthorne Rental Properties



0 0.25 0.5 1 Miles

Legend

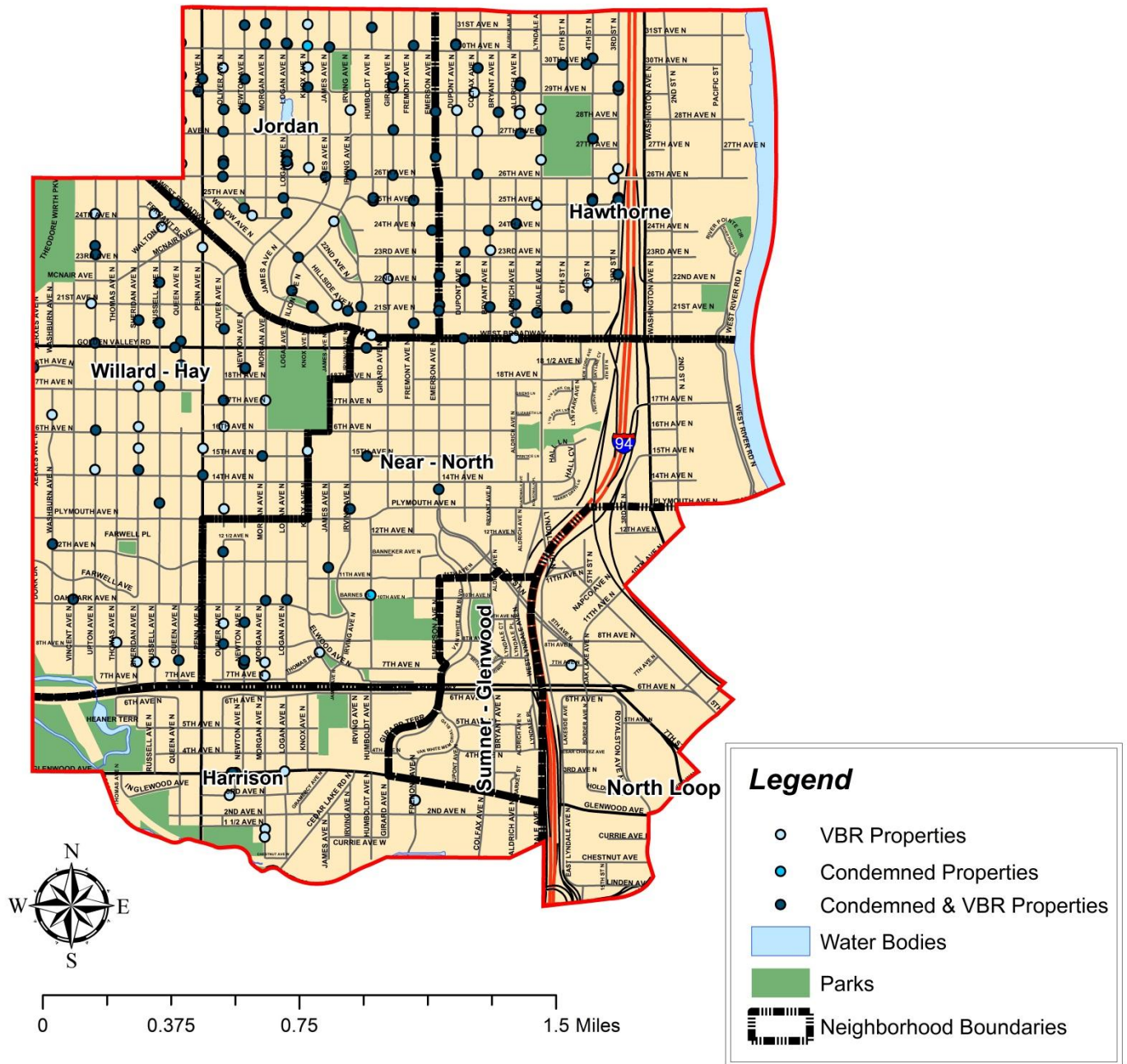
Amount of Rental Properties

-  High
-  Low
-  Parks
-  Water Bodies

Summary

Neighborhood	Number of Rental Properties
Hawthorne	477
Ward Total:	2464

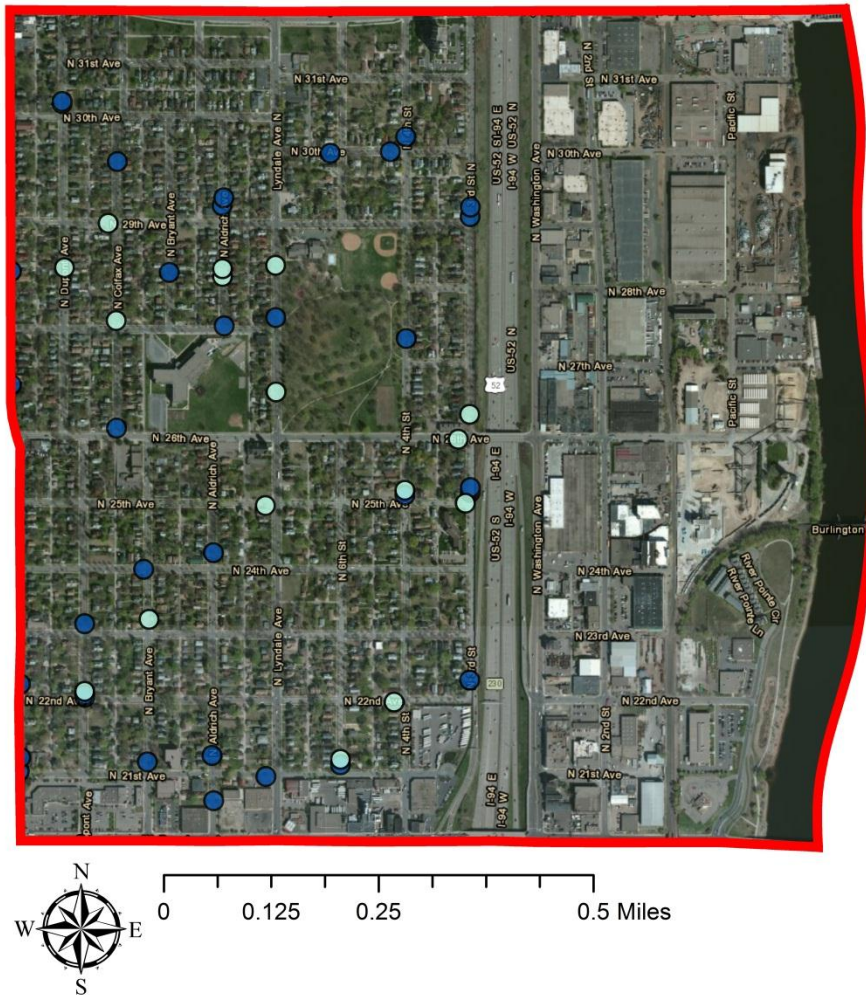
Ward 5 Condemned and Vacant (VBR) Properties



Summary

Neighborhood	Condemned Properties	VBR Properties	Condemned & VBR Properties
Harrison	00	06	02
Hawthorne	00	17	34
Jordan	01	17	42
Near - North	01	04	15
North Loop	00	01	00
Sumner - Glenwood	00	00	00
Willard - Hay	00	19	25
Total:	02	64	118

Hawthorne Condemned and Vacant (VBR) Properties



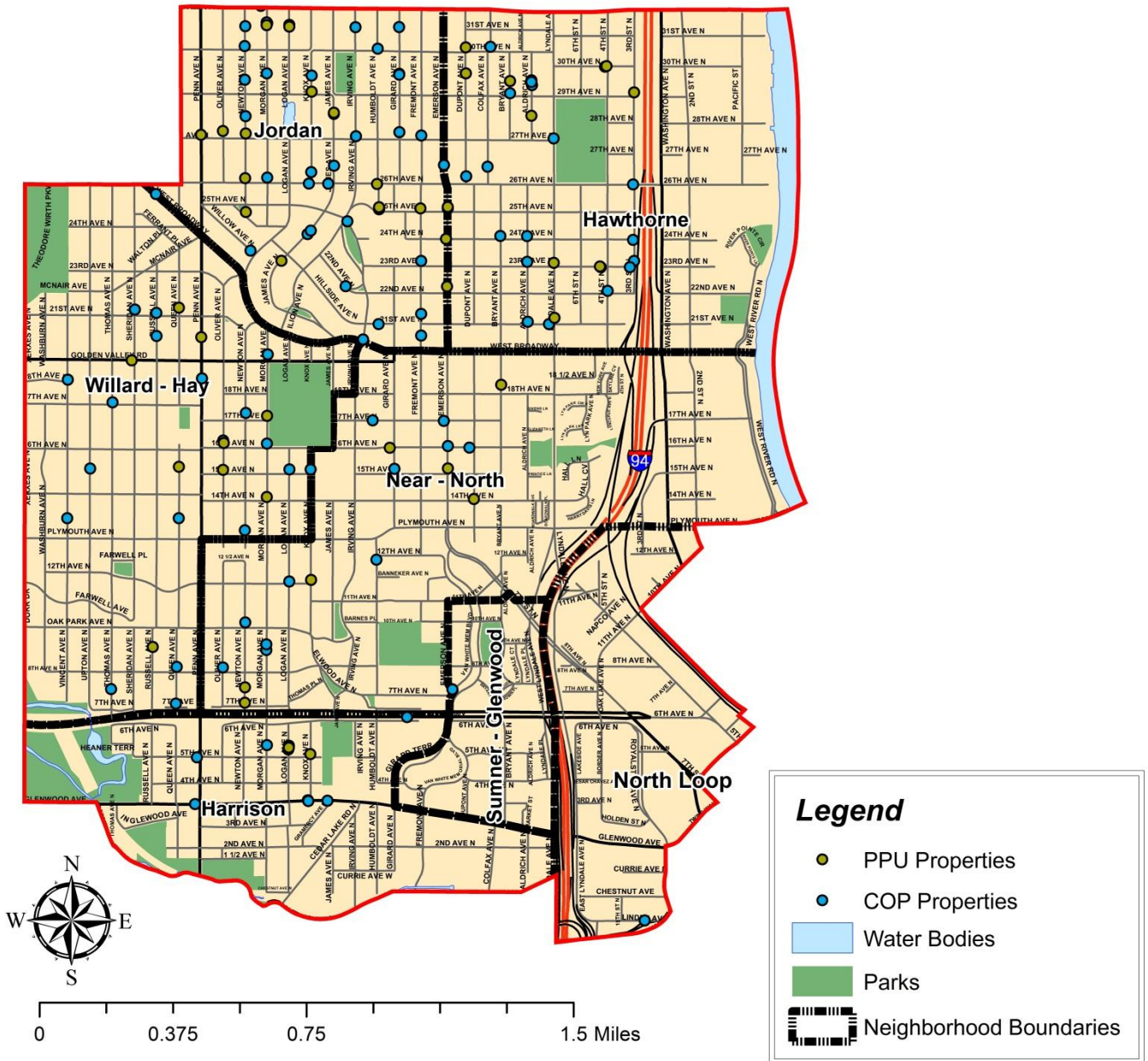
Legend

- VBR Properties
- VBR & Condemned Properties

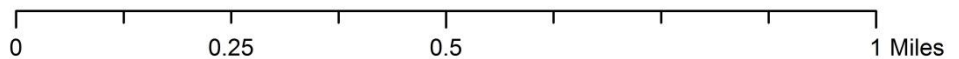
Summary

Summary	VBR	Condemned	Condemned
Neighborhood	Properties	Properties	& VBR Properties
Hawthorne	17	00	34
Ward Totals:	64	02	118

Ward 5 Conduct on Premise (COP) & Problem Properties (PPU)



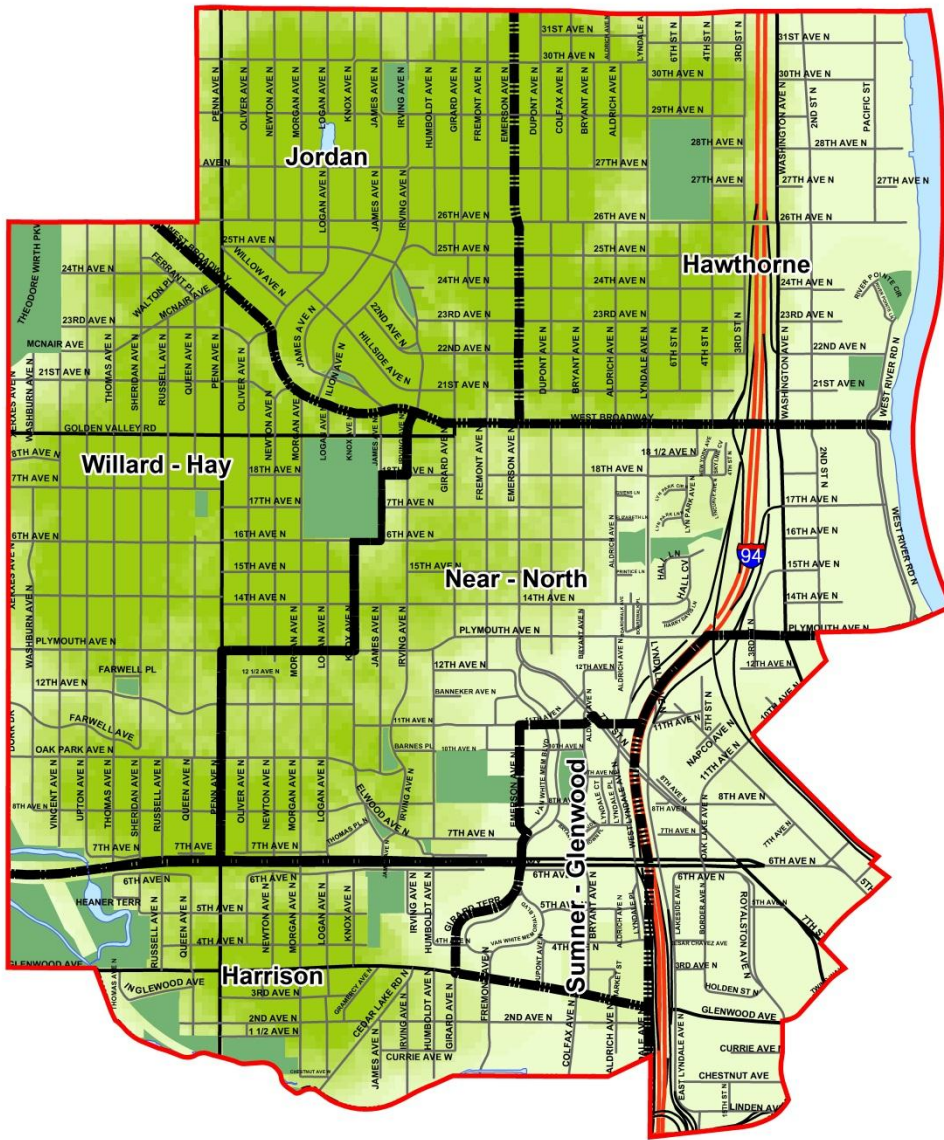
Summary		
Neighborhood	COP Notices	PPU Properties
Harrison	08	03
Hawthorne	22	11
Jordan	35	16
Near - North	14	7
North Loop	01	00
Sumner - Glenwood	00	00
Willard - Hay	21	09
Total:	101	46



- PPU Properties
- COP Properties

Neighborhood	COP Notices	PPU Properties
Hawthorne	22	11
Total:	101	46

Ward 5 Abate List Properties



Legend

**Amount of
Abate List Properties**

High

Low

Neighborhoods

Parks

Water Bodies



0 0.375 0.75 1.5 Miles

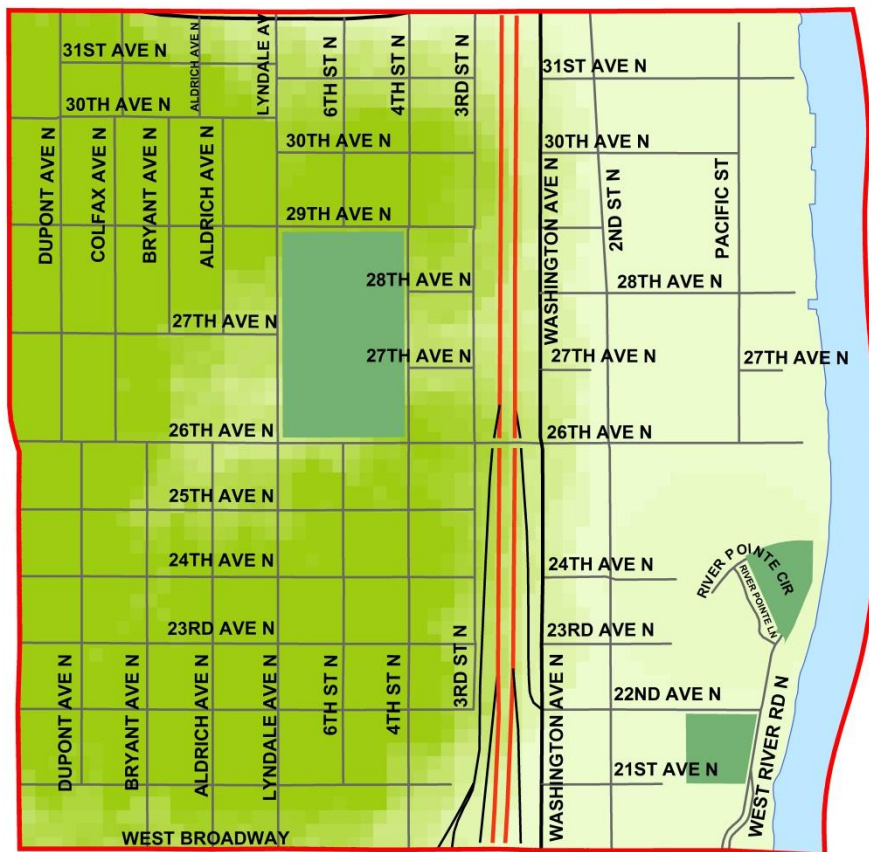
Summary

Neighborhood	Number of Abate List Properties
Harrison	120
Hawthorne	287
Jordan	455
Near - North	180
North Loop	2
Sumner - Glenwood	4
Willard - Hay	455
Total:	1503



Created by
The City of Minneapolis
Regulatory Services
Glendon Haslerud - Undergraduate Intern
December 11, 2014

Hawthorne Abate List Properties



0 0.25 0.5 1 Miles

Legend

Amount of Abate List Properties

High

Low

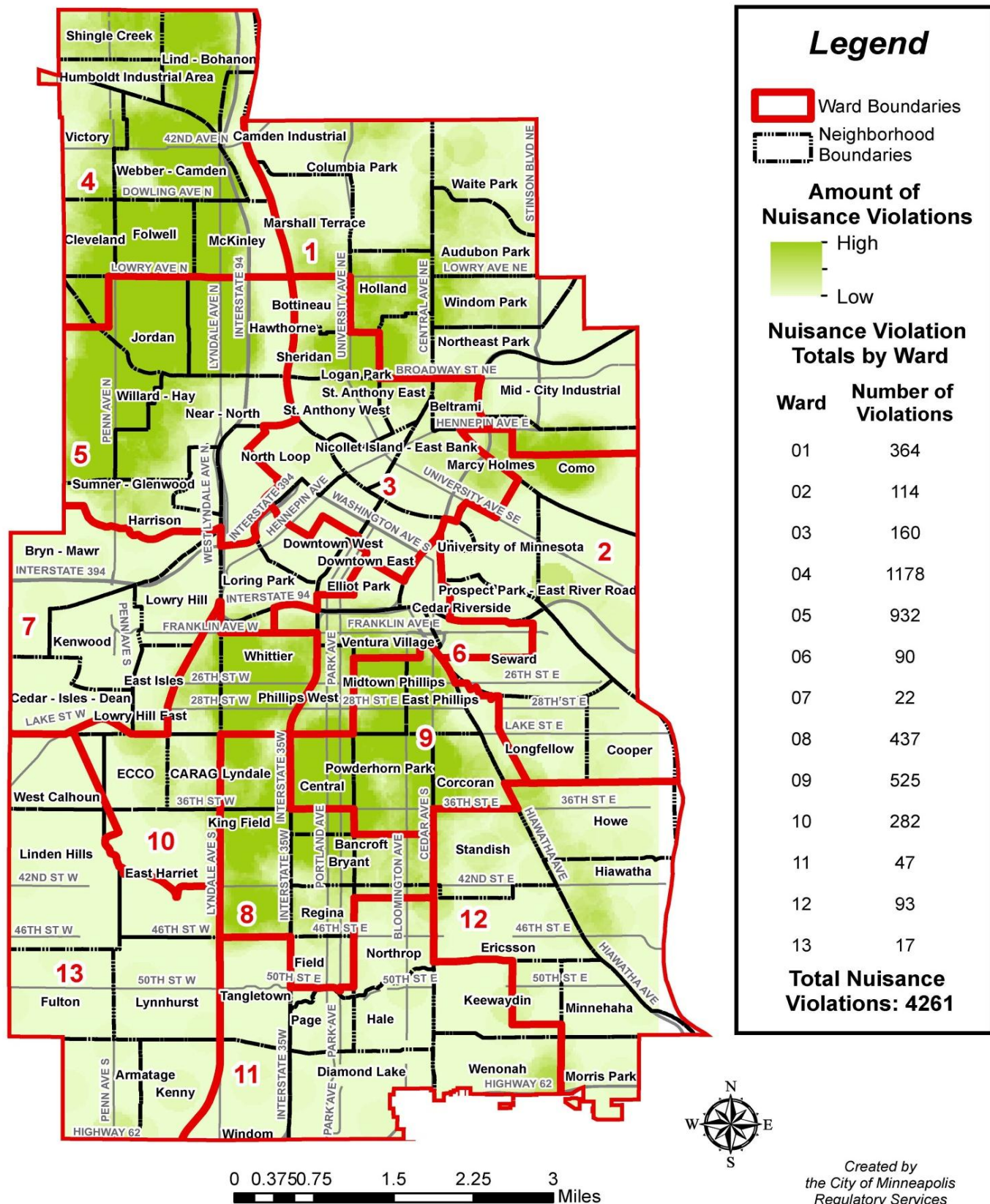
Parks

Water Bodies

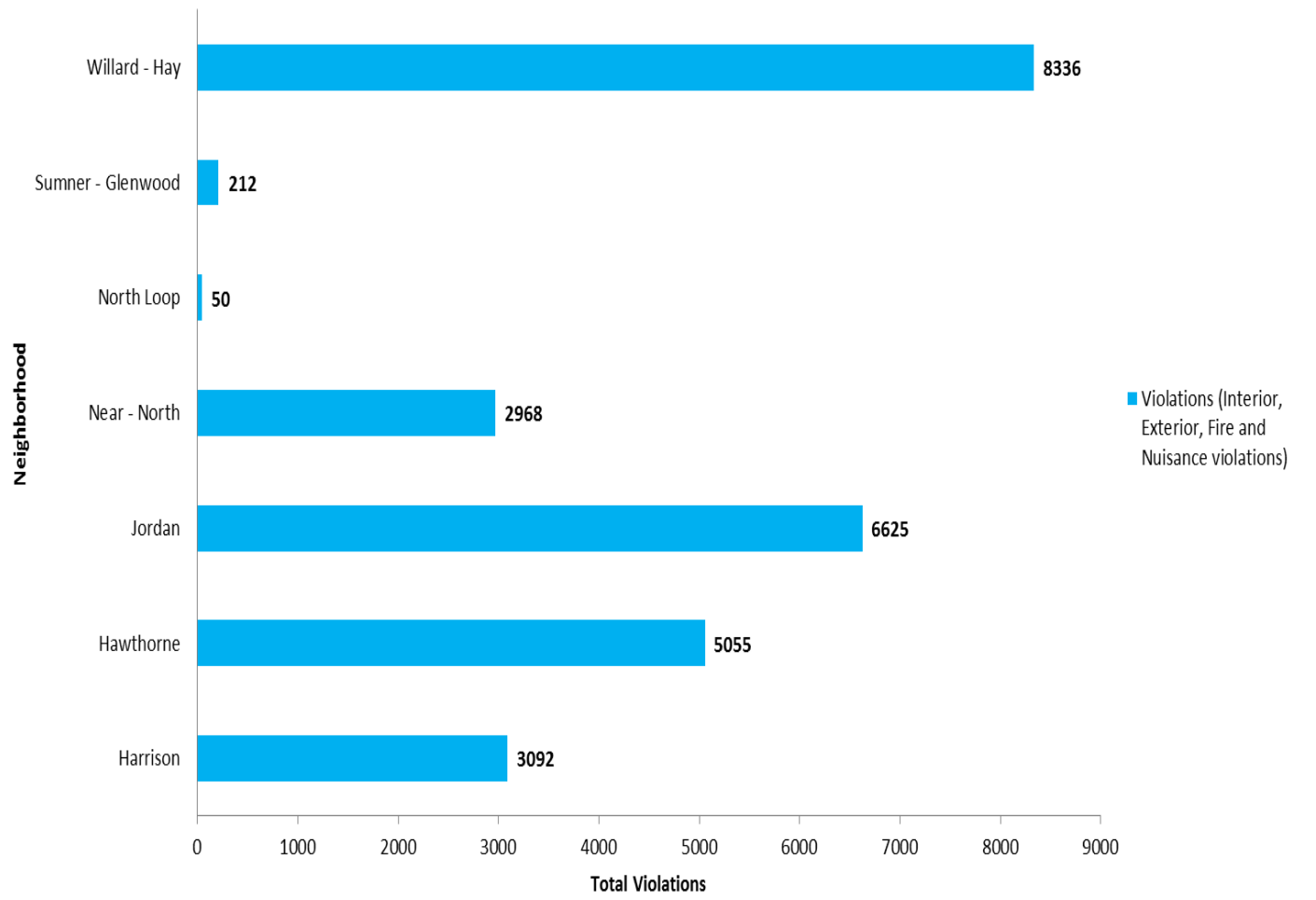
Summary

Neighborhood	Number of Abate List Properties
Hawthorne	287
Ward Total:	1503

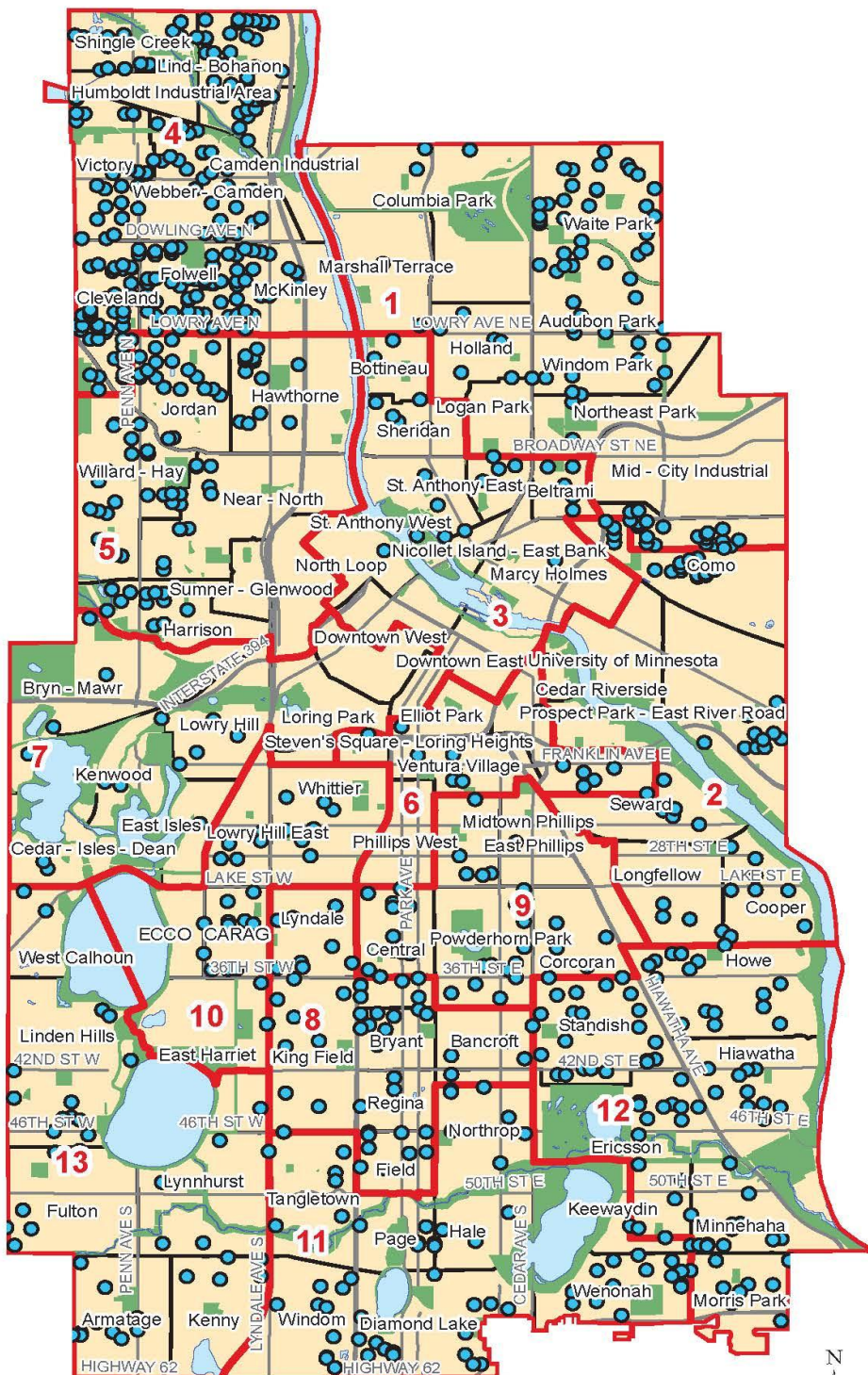
Nuisance Violations by Ward & Neighborhood – through Q2 2014



Violations in Ward 5 (last 2 years)



Citywide Rental License Conversions in 2013



Legend

- Rental License Conversions

Rental License Conversions by Ward

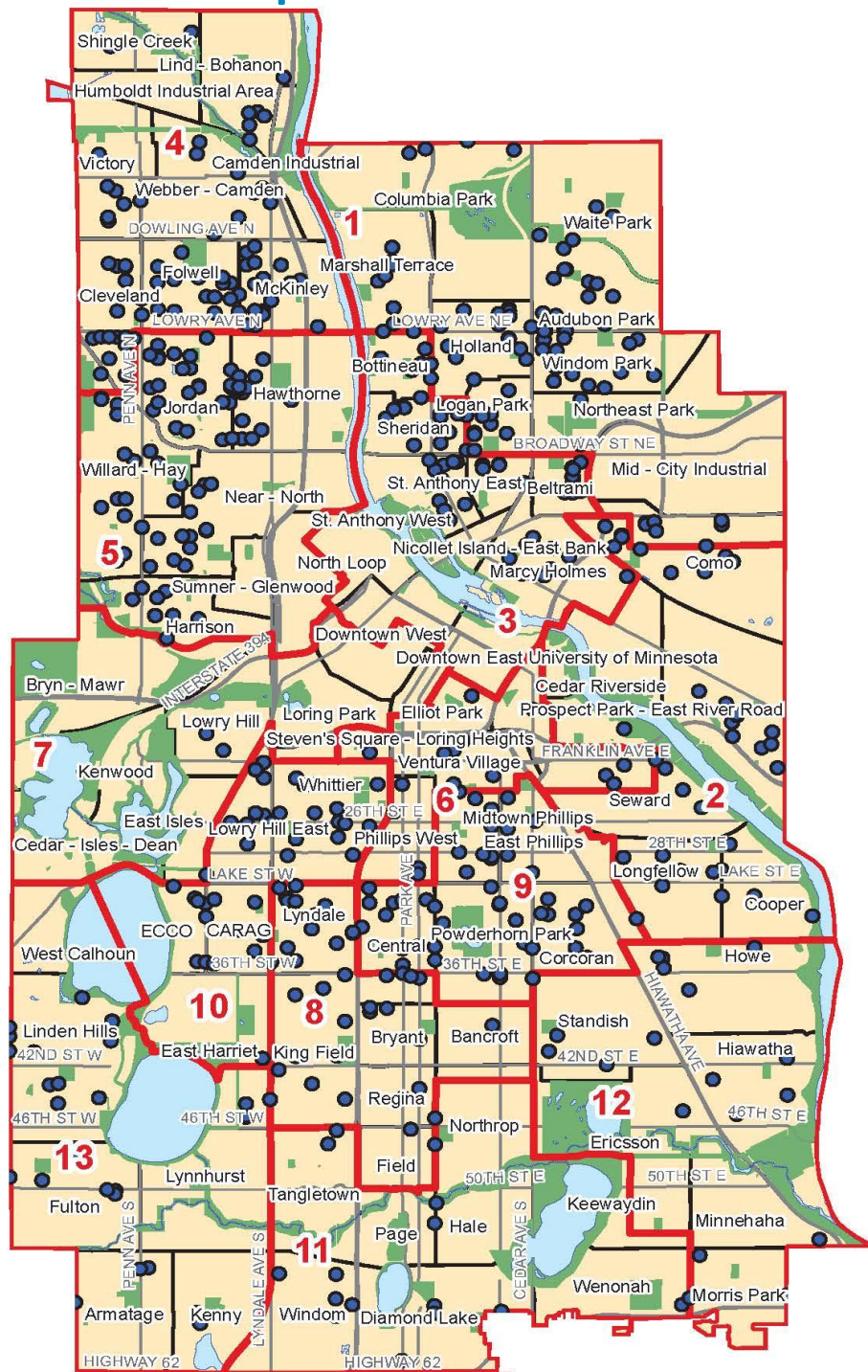
Ward	Properties
01	89
02	48
03	25
04	225
05	81
06	14
07	14
08	51
09	35
10	28
11	68
12	84
13	40

Total Properties: 802

*6 Properties could not be identified

Created by the
City of Minneapolis
Regulatory Services
May 16, 2014

Citywide Rental License Change of Ownerships in 2013



Legend

- Rental License
- CHOWN Properties

Rental License Change of Ownership by Ward

Ward	Properties
01	84
02	40
03	52
04	77
05	80
06	17
07	02
08	37
09	49
10	43
11	15
12	18
13	27

Total Properties: 541

*1 Properties could not be identified

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Regulatory Services
May 16, 2014

Strengthening Communities by...

- Increasing community partnerships and collaborations
- Increased use of data analysis to assist real needs and deploy resources effectively
 - Includes disaggregated data analytics
 - Identifying trends in market that impact neighborhood stability
- Renewed focus on community engagement and partnership opportunities
 - Define metrics and indicators based on actual expressed need of stakeholders
 - Increase push of data externally

Contact us:

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To reach our inspections divisions, contact:

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Residential inspections for single family homes up to triplexes

Mike Rumppe

Manager, Fire Inspections Services

michael.rumppe@minneapolismn.gov

Residential inspections for multifamily (4+) buildings

To reach our data analysts, contact:

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Visit our Website:

<http://www.ci.minneapolis.mn.us/regservices/index.htm>



*Strengthening communities by
partnering with residents,
neighborhoods and businesses to
make the city safer, healthier and
more inviting to all.*

Department includes:

Housing Inspection Services/PPU
Fire Inspection Services
Traffic Control
Animal Care and Control